



# Westfield

## November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	37 C3 Sandra Circle	OneFloor	2	1.0	43	\$205,000	\$205,000	\$205,000	100.00%		
2	45A Sandra Circle	FirstFlr	2	1.0	43	\$225,000	\$225,000	\$229,000	101.78%		
3	515 Trinity Place	TwndEndUn	1	1.0	45	\$275,000	\$275,000	\$275,000	100.00%	\$301,900	0.91
4	334 Livingston Street	Colonial	3	1.0	44	\$419,900	\$385,000	\$385,000	100.00%	\$337,700	1.14
5	321 Benson Place	SplitLev	3	2.1	241	\$559,000	\$489,000	\$480,000	98.16%	\$611,500	0.78
6	517 Dorian Place	Colonial	3	2.0	6	\$499,000	\$499,000	\$500,000	100.20%	\$704,500	0.71
7	1037 Ripley Avenue	SplitLev	3	1.1	7	\$570,000	\$570,000	\$560,000	98.25%	\$523,200	1.07
8	319 Elizabeth Avenue	SplitLev	3	2.0	25	\$580,000	\$580,000	\$580,000	100.00%	\$507,700	1.14
9	111 Prospect Street	OneFloor	2	2.0	14	\$599,000	\$599,000	\$595,000	99.33%	\$614,200	0.97
10	14 Cowperthwaite Place	OneFloor	2	2.1	106	\$675,000	\$650,000	\$633,000	97.38%	\$503,200	1.26
11	418 Otisco Drive	SplitLev	4	2.1	13	\$669,000	\$669,000	\$680,000	101.64%	\$640,400	1.06
12	490 Otisco Drive	SplitLev	4	2.1	14	\$685,000	\$685,000	\$685,000	100.00%	\$631,400	1.08
13	605 Westfield Avenue	Colonial	4	2.0	49	\$739,000	\$739,000	\$715,000	96.75%	\$801,900	0.89
14	1317 Frances Terrace	Colonial	4	3.0	6	\$719,000	\$719,000	\$720,000	100.14%	\$657,900	1.09
15	552 Washington Street	Colonial	3	2.1	6	\$699,000	\$699,000	\$720,000	103.00%	\$679,500	1.06
16	321 Grove Street East	TwndEndUn	3	3.1	501	\$795,000	\$750,000	\$745,000	99.33%		
17	743 3rd Avenue	Colonial	4	2.1	15	\$749,000	\$749,000	\$750,000	100.13%	\$695,000	1.08
18	843 Mountain Avenue	Colonial	4	4.0	19	\$819,000	\$785,000	\$775,000	98.73%	\$623,400	1.24
19	740 Hanford Place	Colonial	4	2.1	81	\$749,000	\$749,000	\$781,000	104.27%	\$729,800	1.07
20	1015 Columbus Avenue	Colonial	4	3.1	14	\$750,000	\$750,000	\$795,000	106.00%	\$684,400	1.16
21	337 Benson Place	Colonial	4	2.1	17	\$839,000	\$839,000	\$830,000	98.93%	\$772,700	1.07
22	753 Austin Street	Colonial	5	2.1	23	\$839,000	\$839,000	\$830,000	98.93%	\$730,000	1.14
23	629 Forest Avenue	Tudor	4	3.0	17	\$800,000	\$800,000	\$834,500	104.31%	\$752,200	1.11
24	154 N Euclid Avenue	Colonial	5	3.1	13	\$880,000	\$880,000	\$890,000	101.14%	\$873,200	1.02
25	18 Amy Drive	Custom	4	3.0	4	\$889,000	\$889,000	\$905,000	101.80%	\$797,300	1.14
26	913 Stevens Avenue	Colonial	4	2.1	6	\$899,000	\$899,000	\$930,000	103.45%	\$800,500	1.16
27	135 N Euclid Avenue	Colonial	5	2.1	7	\$895,000	\$895,000	\$965,267	107.85%	\$885,400	1.09
28	1128 Central Avenue	Colonial	5	5.1	146	\$1,175,000	\$999,000	\$990,000	99.10%		
29	505 Parkview Avenue	Colonial	6	3.1	6	\$1,050,000	\$1,050,000	\$1,040,000	99.05%	\$989,500	1.05
30	1734 Bouelvard	Colonial	4	4.1	178	\$1,099,000	\$1,099,000	\$1,045,000	95.09%	\$526,400	1.99



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31	728 Saunders Avenue	Colonial	4	2.2	18	\$1,050,000	\$1,050,000	\$1,050,000	100.00%	\$885,500	1.19
32	622 Dorian Road	Colonial	5	2.1	7	\$1,075,000	\$1,075,000	\$1,075,000	100.00%	\$1,035,100	1.04
33	1803 Boynton Avenue	Colonial	5	3.0	22	\$1,088,000	\$1,088,000	\$1,090,000	100.18%	\$1,014,600	1.07
34	869 Shadowlawn Drive	Colonial	5	3.1	27	\$1,150,000	\$1,150,000	\$1,200,000	104.35%	\$1,007,600	1.19
35	625 Short Hills Court	Colonial	5	3.2	9	\$1,200,000	\$1,200,000	\$1,235,000	102.92%		
36	465 Topping Hill Road	Colonial	4	3.1	22	\$1,349,900	\$1,349,900	\$1,269,000	94.01%	\$1,129,600	1.12
37	828 Grant Avenue	Colonial	5	5.0	111	\$1,495,000	\$1,375,000	\$1,280,000	93.09%	\$1,290,100	0.99
38	23 Stoneleigh Park	Colonial	6	3.2	32	\$1,400,000	\$1,299,000	\$1,325,000	102.00%	\$1,222,900	1.08
39	841 Summit Avenue	Colonial	5	4.1	14	\$1,465,000	\$1,465,000	\$1,452,000	99.11%	\$1,277,700	1.14
40	233 Jefferson Avenue	Colonial	7	6.0	22	\$1,600,000	\$1,600,000	\$1,555,000	97.19%		
41	911 E Kimball Avenue	Colonial	5	4.1	72	\$1,749,000	\$1,749,000	\$1,655,000	94.63%	\$1,911,900	0.87
AVERAGE					50	\$877,239	\$862,461	\$859,848	100.05%		1.09

### *"Active"* Listings in Westfield

Number of Units: 71  
 Average List Price: \$1,026,025  
 Average Days on Market: 77

### *"Under Contract"* Listings in Westfield

Number of Units: 88  
 Average List Price: \$943,343  
 Average Days on Market: 38

# Westfield 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	56	102	56	60	50	41	60	45	37	42	50		52
List Price	\$921,442	\$750,804	\$764,757	\$918,162	\$824,483	\$871,888	\$860,104	\$923,408	\$872,431	\$884,320	\$862,461		\$869,553
Sales Price	\$903,016	\$728,022	\$751,314	\$894,596	\$818,180	\$853,335	\$829,465	\$919,692	\$870,005	\$874,561	\$859,848		\$856,432
SP:LP%	98.11%	96.85%	98.41%	98.09%	99.23%	98.28%	98.39%	99.73%	100.14%	99.34%	100.05%		98.95%
SP to AV	0.99	1.02	1.02	0.99	1.03	1.01	1.05	1.31	1.07	1.05	1.09		1.08
# Units Sold	33	27	28	42	24	43	50	61	63	45	41		457
3 Mo Rate of Ab	4.23	4.32	4.05	3.53	4.10	3.61	3.14	2.06	2.23	1.75	1.80		3.17
Active Listings	139	130	111	113	118	123	108	97	116	96	71		111
Under Contracts	56	80	74	55	77	96	104	100	82	95	88		82

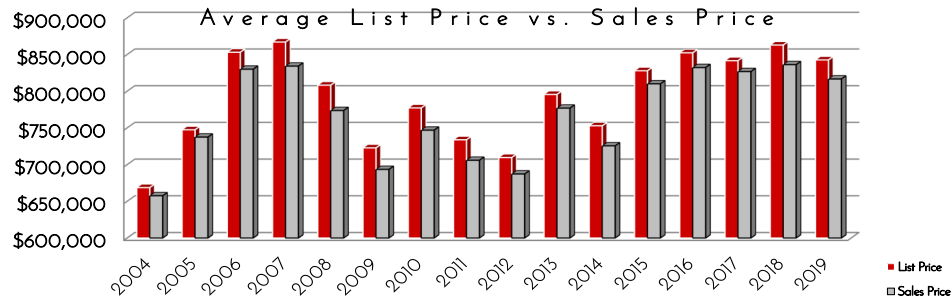
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	55	52	-5.46%
Sales Price	\$820,101	\$856,432	4.43%
LP:SP	97.33%	98.95%	1.66%
SP:AV	3.76	1.08	-71.37%

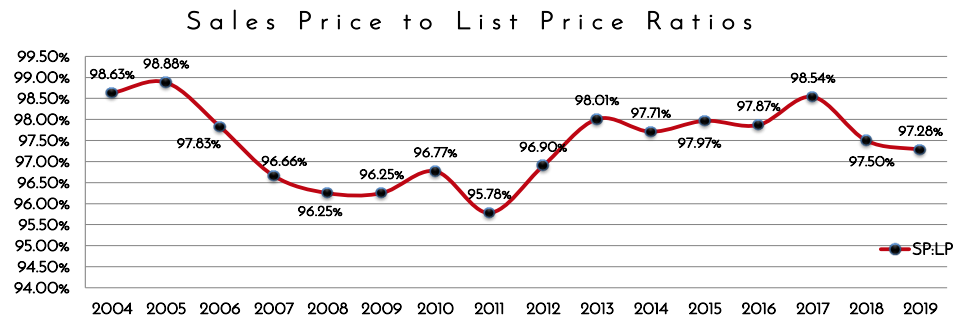


YTD	2019	2020	% Change
# Units Sold	383	457	19.32%
Rate of Abs 3 mo	4.89	1.80	-63.19%
Actives	130	71	-45.38%
Under Contracts	57	88	54.39%

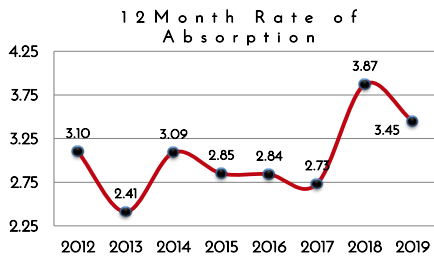
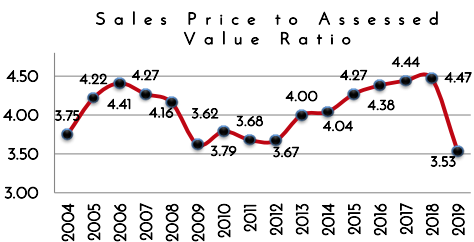
## Westfield Yearly Market Trends



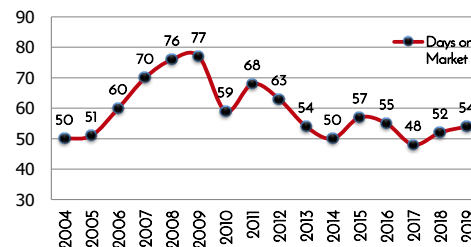
## Westfield Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$668,691	\$747,418	\$855,052	\$867,001	\$808,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,392	\$841,602	\$862,867	\$842,588
SP	\$657,551	\$737,498	\$834,221	\$834,221	\$773,745	\$693,463	\$746,934	\$705,898	\$687,204	\$776,943	\$725,557	\$810,097	\$832,272	\$826,774	\$836,173	\$816,694



## Average Days on Market



## Number of Units Sold

